

MINUTES OF MEETING HELD
BY STATE TRAFFIC COMMISSION
MARCH 18, 2008

Present: Deputy Commissioner John Herman
Department of Motor Vehicles

Deputy Commissioner H. James Boice
Department of Transportation

The meeting was called to order in Conference Room A of the Department of Transportation, 2800 Berlin Turnpike, Newington, Connecticut, at 10:00 a.m. on Tuesday, March 18, 2008.

Ms. Robbin L. Cabelus, Executive Director of the State Traffic Commission, stated that anyone wishing to speak at today's meeting is to have signed in on the sign-in sheet as you entered the room. She added that any information presented at today's meeting will be retained in the State Traffic Commission (STC) Office in accordance with the Freedom of Information Act.

1. Ms. Cabelus stated that the first order of business is to approve the minutes of the February 6, 2008 meeting of STC.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted to adopt the minutes of the following meeting:

February 6, 2008

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Ms. Cabelus stated that the Stamford report on Page 3 of the Agenda (STC No. 135-0801-01) had been removed from the agenda prior to the meeting.

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2. Ms. Cabelus recommended approval of the following regulatory items. These items had no unresolved issues, and the Local Traffic Authorities (LTA) were all in agreement with the recommendations.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted to approve the following Traffic Investigation Reports, copies of which are on file in the Office of the Commission.

Berlin - STC# 007-0711-01

1. Grant permission to the Town of Berlin to establish a 25 mph speed limit for both directions of travel on Monarch Dr. from Four Rod Rd. westerly to the end of town maintenance, a distance of 0.17 miles.
2. Grant permission to the Town of Berlin to establish a 25 mph speed limit for both directions of travel on Willow Brook Dr. from Deming Rd. easterly to Christian La., a distance of 0.19 miles.

Colchester - STC# 028-0712-01

That a traffic control signal not be installed at the intersection of SR 616 (Norwich Ave.) and Chestnut Hill Rd.

Colchester - STC# 028-0712-02

That a traffic control signal not be installed at the intersection of SR 616 (Norwich Ave.) and the drive to Bacon Academy (High School).

Colchester - STC# 028-0712-03

1. Rescind all parking regulations on the south side of SR 616 (Norwich Ave.) from a point five feet west of SNET Pole No. 459 and extending easterly to 25 feet west of the west curb line of the entrance drive to William J. Johnston Middle School, a distance of 405 feet.
2. Approve a "No Parking, Stopping or Discharging of Passengers" zone on the south side of SR 616 (Norwich Ave.) from a point five feet west of SNET Pole No. 459 and extending easterly to 25 feet west of the west curb line of the entrance drive to William J. Johnston Middle School, a distance of 405 feet.
3. Approve a "No Parking, Stopping or Discharging of Passengers" zone on the south side of SR 616 (Norwich Ave.) from a point ten feet west of SNET Pole No. 504 and extending easterly to a point 40 feet east of SNET Pole No. 2498, a distance of 650 feet.

Hamden - STC# 061-0802-03

1. Approve a "School Zone Ahead Fines Doubled" zone for Rt. 10 (Dixwell Ave.) **northbound** from a point 5 feet south of SNET Pole No. 2653 northerly to a point 5 feet south of SNET Pole No. 2662, a distance of 665 feet.
2. Approve a "School Zone Ahead Fines Doubled" zone for Rt. 10 (Dixwell Ave.) **southbound** from a point 5 feet north of SNET Pole No. 2663S southerly to a point 10 feet south of SNET Pole No. 2652S, a distance of 915 feet.

Hartford - STC# 063-0801-02

Grant permission to the City of Hartford to revise the existing traffic control signal at the intersection of I-84 ramps at Capitol Ave. and Oak St.

Hartford - STC# 063-0801-03

Grant permission to the City of Hartford to install video detection to the existing traffic control signal at the intersection of I-84 ramps at Sigourney St. and Hawthorn St.

New Canaan - STC# 089-0611-01

1. Rescind all previously approved parking zones on the east side of Rt. 124 (Oenoke Ave.) from the north curb line of Holmewood La. to the south curb line of Parade Hill Rd.
2. Approve a "No Parking Any Time" zone on the east side of Rt. 124 (Oenoke Ave.) starting from the north curb line of Holmewood La. and extending northerly, a distance of 835 feet.

North Stonington - STC# 101-0801-01

That no change be made to the 45 mph speed limit for both directions of travel on Rt. 49 in the vicinity of Tom Wheeler Rd.

Norwich - STC# 103-0801-01

Approve a revision to the existing traffic signal at the intersection of Rt. 169 and Ox Hill Rd. to include emergency vehicle pre-emption.

Norwich - STC# 103-0801-02

1. Rescind Item No. 2 of Traffic Investigation Report No. 103-8606-04, which approved lane-use control at the intersection of Rt. 82 (Salem Tpke./West Main St.) at New London Tpke.
2. Approve the establishment of lane-use control at the intersection of Rt. 82 (Salem Tpke./West Main St.) at New London Tpke. as follows:

Rt. 82 EB: A right-turn lane
Two through lanes
A left-turn lane

Rt. 82 WB: A combination right-turn/through lane
A through lane
A left-turn lane

Portland - STC# 112-0710-01

That a multi-way stop control not be installed at the intersection of Rt. 17 (Gospel La.), Ames Hollow Rd. and William St.

Stamford - STC# 135-0711-01

1. Grant permission to the City of Stamford to establish a 25 mph speed limit for both directions of travel on Skyview Dr. from Blueberry Dr. northerly to Stillwater Rd., a distance of 0.70 miles.

Stamford - STC# 135-0711-01 - Contd.

2. Grant permission to the City of Stamford to establish a 25 mph speed limit for both directions of travel on Blueberry Dr. from West Hill Rd. northerly to Skyview Dr., a distance of 0.10 miles.

Stamford - STC# 135-0801-01 - REMOVED FROM AGENDA PRIOR TO THE MEETING.

That a traffic control signal not be installed at the intersection of Rt. 104 (Long Ridge Rd.) at Barnes Rd. and the drive to Long Ridge of Stamford.

Stamford - STC# 135-0803-01

Grant the City of Stamford permission to install, operate and maintain an actuated/coordinated traffic control signal at the intersection of Havemeyer La. and Palmers Hill Rd. with programmed flashing operation (10 PM to 5 AM Daily) and an advance green indication for the westbound Palmers Hill Rd. approach.

Waterbury - STC# 151-0802-01

Grant the City of Waterbury permission to install, operate and maintain a semi-actuated traffic control signal with programmed flashing operation (10 PM to 5 AM) at the intersection of Captain Neville Dr. and Progress La.

Waterford - STC# 152-0708-01

1. Rescind all previously approved parking regulations on the north side of Rt. 156 (Rope Ferry Rd.) beginning at a point opposite SNET Pole No. 35 and extending westerly to the east curb line of North Rd., a distance of approximately 200 feet.
2. Approve a "No Parking Any Time" zone on the north side of Rt. 156 (Rope Ferry Rd.) beginning at a point opposite SNET Pole No. 35 and extending westerly to the east curb line of North Rd., a distance of approximately 200 feet.

Waterford - STC# 152-0711-01

Grant permission to the Town of Waterford to establish a 20 mph speed limit for both directions of travel on Riverside Dr. from Oswegatchie Rd. northerly to Oswegatchie Rd., a distance of 0.36 miles.

West Haven - STC# 156-0802-01

That no change be made to the 25 mph speed limit for both directions of travel on Prudden St. from Rt. 1 (Boston Post Rd.) northerly to Chauncey St., a distance of 0.14 miles.

Woodbridge - STC# 167-0801-01

1. That a traffic control signal not be installed at the intersection of Rt. 63 (Amity Rd.) and Apple Tree La. at this time.

Woodbridge - STC# 167-0801-01 - Contd.

2. That a multiway stop not be installed at the intersection of Rt. 63 (Amity Rd.) and Apple Tree La. at this time.

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3. OLD BUSINESS

Avon Mountain Left-lane Prohibition

This item was tabled at the February meeting so that additional information could be provided to the Commission members regarding the left-lane prohibition.

Ms. Cabelus read the following into the record: At the February meeting of the STC, the Commission considered a recommendation that the establishment of a "Left Lane Prohibition" for all trucks in excess of 13 tons on Route 44 (Avon Mountain Rd.) in the eastbound direction beginning at the intersection of Route 44 at Route 10 (Waterville Rd.) and Nod Rd. and ending at the Avon/West Hartford Town Line not be approved. During the discussion of this item, the Commission questioned the statutory authority for the left-lane prohibition and whether, in fact, it precluded any left turning movements within the prohibited area. A review of this issue found that the STC has the authority under Connecticut General Statutes Section 14-236 to designate a lane for slow moving traffic and, in the interest of the safety of the traveling public, may preclude or allow such traffic from entering the left lane to make a left-hand turn. Further, the Commission asked if the Town of West Hartford was consulted on the recommendation before them and they were advised that, because the recommendation was to deny the request, there was no concurrence sought from the Town of West Hartford. The Commission then motioned to table the item until these questions could be answered. In follow-up to this information, the recommendation was modified, and now, under "New Business", Mr. Phil Cohen will present the modified report.

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4. NEW BUSINESS

Avon - STC# 004-0803-01

Mr. Philip J. Cohen presented the staff report which recommends the approval of the establishment of a left-lane prohibition - except for the purpose of making left turns for all trucks in excess of 13 tons registered weight on Route 44 (Avon Mountain) in the eastbound direction beginning at the intersection of Route 44 at Route 10 (Waterville Rd.) and Nod Rd. and ending at the Avon/West Hartford town line.

Mr. Cohen's report is as follows:

As a result of the runaway truck accidents in 2005 and 2007, a runaway truck ramp has been installed on Route 44 westbound in advance of the Route 44 at Route 10 and Nod Road intersection under

Avon - STC# 004-0803-01 - Contd.

Project No. 4-128. A "left lane prohibition" for all trucks in excess of 13 tons has been approved by the State Traffic Commission (Traffic Investigation Report No. 004-0712-01), for these trucks to be in the right lane to facilitate a runaway truck to enter the runaway truck ramp from the right lane.

In reviewing the conditions of Traffic Investigation Report No. 004-0712-01 with Chief of Police Rinaldo, he requested that the left lane of Route 44 eastbound also be posted with a "left lane prohibition." He indicated that a slow moving vehicle in the left lane encourages vehicles to pass on the right and the effect of passing trucks on the right creates safety and operational concerns.

A recommendation to not approve the request was presented to the State Traffic Commission on February 6, 2008 (Traffic Investigation Report No. 004-0801-02). This issue was tabled by the Commission and the Department was requested to investigate whether left turns could be exempt from the prohibition and to discuss this request with the representative for the West Hartford Local Traffic Authority.

A further review of the "left lane prohibition" indicated that the recommendation to the State Traffic Commission may allow for an exemption, in the interest of public safety, for the restricted class of vehicles to enter the left lane to make a left hand turn. This Statute interpretation, along with the strong desire of Avon Chief of Police Rinaldo to restrict trucks to the right lane, has prompted the Department to change its position on this matter and, therefore, has no objection to the Town's request.

Mr. Steven J. Weitz, the Local Traffic Authority representative for the Town of West Hartford, was contacted and informed of the Avon request. Mr. Weitz was requested to provide a municipal position on the possibility of a left lane prohibition for trucks on both sides of the mountain in both directions. He indicated that the Town would be reluctant to support a left lane prohibition at this time.

Beginning in spring of 2008, State Project No. 4-123 will implement additional safety improvements on Route 44 from east to Route 10 to the Avon/West Hartford town line. These improvements include providing 4 to 8-foot shoulders, left turn lanes at all side streets, a median divider and softening the horizontal curves. At this time, a similar project for West Hartford is in the preliminary design stage.

Following Mr. Cohen's presentation, Deputy Commissioner Herman thanked Mr. Cohen for gathering the additional information for this report. He stated that he appreciated Mr. Cohen's leadership on this matter.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted to approve the staff report as submitted.

East Lyme - STC# 044-0709-01

That a crosswalk not be installed on Rt. 156 (Main St.) between McCook Place and Baptist La.

Mr. Michael Giannattasio, the Local Traffic Authority's representative, did not concur with the recommendation, and had been invited to attend today's meeting, but did not attend.

Ms. Cabelus recommended approval of the staff report.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted to approve the staff report as submitted.

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5. MAJOR TRAFFIC GENERATORS

a. Farmington - STC# 051-0610-03

Mr. Patrick I. Onwuazor presented the staff report on the Application for Certificate filed for UConn Health Center - Munson Road Facility.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to UCHCFC Munson Road Corporation for the 5,000-square-foot expansion of University of Connecticut Health Center-Munson Road facility, for a total 120,000-square-foot gross floor area office building with 544 parking spaces, located on Munson Road in the Town of Farmington, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions are based and referenced to plans prepared by Fuss & O'Neill entitled:

- A. "UConn Health Center, Overall Site Plan, 16 Munson Road Parking Expansion, Farmington Connecticut," Sheet C-111 dated October 2006.
 - B. "UConn Health Center, Munson Road At South Road, EB Left Turn Lane Improvements, Concept Plan, Farmington Connecticut," Sheet CON-001 dated February 6, 2008.
- 1. That all conditions of Certificate No. 482 (Traffic Investigation Report No. 051-8410-01) remain in effect.
 - 2. That a traffic control signal be installed at the intersection of SR 531 (South Road) and Munson Road.
 - 3. That SR 531 (South Road) at Munson Road be widened in substantial conformance with the above-referenced plans and in conjunction with Condition No. 2 above.

a. Farmington - STC# 051-0610-03 - Contd.

4. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
5. That the applicant install a traffic control signal or a roundabout at the intersection of SR 531 (South Road), Colt Highway (SR 531) and Two Mile Road.
6. That signs and pavement markings on SR 531 (South Road) be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
7. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
8. That an encroachment permit be obtained from the Department of Transportation's District 4 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
9. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$250,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 051-0610-03. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
10. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 051-0610-03, together with Certificate No. 482 previously issued December 18, 1984 with Traffic Investigation Report No. 051-8410-01, be recorded on the municipal land records in accordance with the established procedure. A copy of the new Certificate shall be recorded on the land records upon issuance.
11. That the applicant be allowed to temporarily occupy the UConn Health Center - Munson Road Facility without satisfying Condition Nos. 2, 3, 4, 5, 6, 7 and 8.
12. That Condition Nos. 2, 3, 4, 6 and 7 pertaining to the installation of a traffic control signal and the widening of SR 531(South Road) at its intersection with Munson Road be accomplished by December 16, 2008.
13. That Condition No. 5 pertaining to the installation of a traffic control signal or a roundabout at the intersection of SR 531 (South Road), Colt Highway (SR 531) and Two Mile Road be accomplished by March 11, 2011, if the installation is not achieved under State Project No. 51-259 prior to this date or an earlier date if so determined by the State Traffic Commission.

a. Farmington - STC# 051-0610-03 - Contd.

14. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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b. Farmington - STC# 051-0801-01

Mr. Merrill R. Sitcovsky presented the staff report on the request to partially open Stop & Shop/Rivers Edge Plaza without full compliance with the conditions of Certificate No. 1757.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) allow Mercator Properties LLC, Realty Income Corporation, 1799 Farmington Realty Limited Partnership, Montowese Industrial Park Inc., and Farmington Savings Bank to operate Stop & Shop/Rivers Edge Plaza without full compliance with the conditions of STC Certificate No. 1757 (Traffic Investigation Report No. 051-0607-01) based on the following conditions.

1. That the owners of the development not be permitted to occupy more than 88,572 square foot gross floor area with 282 parking spaces without completing all of the conditions of Certificate No. 1757.
2. That this approval shall not become effective until a copy of Traffic Investigation Report No. 051-0801-01 has been recorded on the municipal land records in accordance with the established procedure.
3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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c. Hamden - STC# 061-0801-01

Mrs. Anna S. Mermelstein presented the staff report on the request to revise the conditions of Certificate No. 1650 issued for Trailside Village.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted that the conditions of Traffic Investigation Report (TIR) No. 061-0411-02 approved on June 21, 2005 be revised as indicated below.

c. Hamden - STC# 061-0801-01 - Contd.

1. That Condition No. 11 of TIR No. 061-0411-02 be rescinded.
2. That these revisions shall not become effective until a copy of Traffic Investigation Report No. 061-0801-01 has been recorded on the municipal land records in accordance with the established procedure.
3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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d. Killingly - STC# 068-0710-01

Mr. Antony Cieri presented the staff report on the Application for Certificate filed for Killingly High School & Regional Vocational Agriculture Center.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to the Town of Killingly for the New Killingly High School and Regional Vocational Agriculture Center, a 245,959-square-foot gross floor area high school with 471 parking spaces, located on Route 12 in the Town of Killingly, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plans prepared by Fletcher-Thompson, Inc. entitled:

- A. "Overall Site Plan, New Killingly High School and Regional Vocational Agriculture Center, Dayville, Connecticut," Sheet No. L100, dated September 10, 2007 and last revised March 11, 2008 and further revised by ConnDOT on March 14, 2008.
 - B. "Entry Road/Route 12 Intersection Sight Line Plan and Profile, New Killingly High School and Regional Vocational Agriculture Center, Dayville, Connecticut," Sheet No. C112, dated March 1, 2008.
 - C. "Off Site Road Improvements, Route 12 and Soap Street, Layout, Pavement Marking and Signage Plan, New Killingly High School and Regional Vocational Agriculture Center, Dayville, Connecticut," Sheet No. C114, dated March 12, 2008.
1. That the site drive on Route 12 be constructed in substantial conformance with the referenced plans.

d. Killingly - STC# 068-0710-01 - Contd.

2. That the emergency access drive on Route 12 north of the main drive be constructed in substantial conformance with the referenced plans and be gated and locked at the property line.
3. That Soap Street at Route 12 be relocated and reconstructed in substantial conformance with the referenced plans.
4. That Route 12 be widened in substantial conformance with the referenced plans.
5. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
6. That intersection sight distances be provided and maintained from the site driveway on Route 12 as shown on the referenced plans.
7. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.
8. That a traffic signal be installed on Route 12 at Soap Street and the site drive.
9. That signs and pavement markings on the school drive be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
10. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 068-0710-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
11. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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e. Milford - STC# 083-0710-02

Ms. Cathy A. Watras presented the staff report on the Application for Certificate filed for the expansion of Lechmere Plaza (Bed Bath & Beyond/Old Navy).

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to 217 State-Milford LLC for the 10,000-square-foot expansion of the Bed Bath and Beyond/Old Navy retail plaza for a total 72,070-square foot gross floor area retail plaza with 271 parking spaces, located on Route 1 (Boston Post Road) in the City of Milford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plan entitled "Site Plan, Retail at Bed, Bath & Beyond/Old Navy Plaza," Drawing No. SP-1 dated May 15, 2007 and last revised on January 4, 2008. The plan was prepared by TPA Design Group.

1. That the conditions of Certificate No. 658, 658-A, and 658-B remain in effect.
2. Rescind Condition No. 4 of Traffic Investigation Report No. 083-9306-02 regarding sight lines to be provided from the driveways.
3. That intersection sight distances be provided and maintained from the site driveways on Route 1 (Boston Post Road) as shown on the referenced plan.
4. That signs and pavement markings on Route 1 (Boston Post Road) be installed in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
5. That signs and pavement markings on the site driveways to Route 1 (Boston Post Road) be installed and maintained in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
6. That the applicant clean the debris from the twin 30" RCP under Route 1.
7. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
8. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.

e. Milford - STC# 083-0710-02 - Contd.

9. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$15,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 083-0710-02. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
10. That prior to the issuance of a Certificate a copy of Traffic Investigation Report No. 083-0710-02, together with Certificate No. 658 previously issued December 16, 1986 with Traffic Investigation Report No. 083-8609-01, Certificate No. 658-A previously issued July 20, 1993 with Traffic Investigation Report No. 083-9306-02 and Certificate No. 658-B previously issued September 20, 1994 with Traffic Investigation Report No. 083-9406-03 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
11. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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f. North Haven - STC# 100-0706-01

Mr. Sunny D. Ezete presented the staff report on the Application for Certificate filed for North Haven Commons #2.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to North Haven Commons Development, LP for North Haven Commons No. 2, a 194,675-square-foot gross floor area shopping center with 180,147-square-foot retail, 14,528-square-foot restaurant and 994 parking spaces, located on Universal Drive in the Town of North Haven, stating that the operation thereof will not imperil the safety of the public based on the following conditions:

The conditions set forth are based on and refer to the applicant's plans entitled and dated as follows:

- A. "Overall Site Plan, North Haven Commons, North Universal Drive, North Haven, Connecticut" dated November 23, 2007 and last revised January 18, 2008, prepared by Eclipse Development Group.
- B. "Plan Sheet, North Haven Commons, CT" Sheet No. 1 of 3, dated June 2007 and last revised January 18, 2008, prepared by Purcell Associates.

f. North Haven - STC# 100-0706-01 - Contd.

- C. "Plan Sheet, North Haven Commons, CT" Sheet No. 2 of 3, dated June 2007 and last revised January 18, 2008, prepared by Purcell Associates.
 - D. "Plan Sheet, North Haven Commons, CT" Sheet No. 3 of 3, dated June 2007 and last revised January 18, 2008, prepared by Purcell Associates.
1. That the site driveways on Universal Drive and Common Access Roadway (local road) be constructed in substantial conformance with the referenced plans.
 2. That S. R. 715 (Montowese Avenue) and Universal Drive be widened and/or reconstructed in substantial conformance with the referenced plans.
 3. That the traffic signal be revised on S.R. 715 (Montowese Avenue and Universal Drive) at Universal Drive.
 4. That the traffic signal be revised on Universal Drive at Common Access Roadway (local road).
 5. That the following traffic signals be coordinated using time base coordination (TBC):
 - Universal Drive at Common Access Roadway (local road).
 - Universal Drive at Home Depot and North Haven Commons No. 1 Driveways.
 6. That a bridge mounted directional sign over S.R. 715 (Montowese Avenue) and overhead directional signing on Universal Drive be installed in substantial conformance with the referenced plans.
 7. That intersection sight distances be provided and maintained from the site driveways on Universal Drive and Common Access Roadway (local road) as shown on the referenced plans.
 8. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.
 9. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
 10. That the guide rail affected by improvements noted in Condition No. 2 be revised in a manner satisfactory to the Department of Transportation's (Department) District 3 Office. The revisions may include, but are not limited to, the replacement and

f. North Haven - STC# 100-0706-01 - Contd.

relocation of the guide rail to conform with current Department design standards, regrading, and installation of appropriate end treatments.

11. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
12. That all work on roadways that are owned and maintained by the Town of North Haven be performed in conformance with the standards and specifications of the Town.
13. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
14. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$700,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 100-0706-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
15. That prior to the issuance of a Certificate, a bond be posted and maintained with the Town of North Haven to cover the costs of the work required on Universal Drive.
16. That signs and pavement markings on Universal Drive and Common Access Roadway be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
17. That signs and pavement markings on site driveways on Universal Drive and Common Access Roadway be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
18. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
19. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
20. That the State Traffic Commission (STC) receive a notice from the Town of North Haven indicating that the private driveway between the Target site property and North Haven Commons No. 2 has become a town road, prior to the issuance of an encroachment permit.

f. North Haven - STC# 100-0706-01 - Contd.

21. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 100-0706-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
22. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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g. Simsbury - STC# 128-0801-01

Mr. Alex Mermelstein presented the staff report on the Application for Certificate filed for Westminster School.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to Westminster School for Westminster School, a 514,906-square-foot gross floor area private school with 598 parking spaces, located on Routes 10/202 in the Town of Simsbury, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

This recommendation is referenced to the plans entitled and dated as follows:

- A. "Key Map, Westminster School, 995 Hopemeadow Street (Route 10), Simsbury, Connecticut," sheet: CS-1, prepared by Fuss & O'Neill, dated December 17, 2007.
- B. "Westminster School, Existing Roadway Conditions, STC Application, Simsbury, Connecticut," sheets 1 and 2 prepared by Fuss & O'Neill, dated December 2007.
- C. "Westminster School, Proposed By-Pass Area, Pavement Marking Plan, STC Application, Simsbury, Connecticut," sheet: PVT-001, prepared by Fuss & O'Neill, dated February 2008.

The recommendation is referenced to the following conditions:

1. That the site driveways on Routes 10/202 be located and reflect the geometry as shown on the referenced plans.
2. That the pavement markings on Route 10/202 be revised as shown on the referenced Plan C.
3. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.

g. Simsbury - STC# 128-0801-01 - Contd.

4. That intersection sight distances be provided and maintained from the site driveways on Routes 10/202 as shown on the referenced plans.
5. That intersection sight distances be provided and maintained from the site driveways on Winterset Lane and Owens Place in accordance with Town of Simsbury standards.
6. That signs and pavement markings on Routes 10/202 be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
7. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
8. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$10,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 128-0801-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
9. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 128-0801-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
10. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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h. East Lyme - STC# 044-0702-01

Mr. Kenneth A. Lussier presented the staff report on the Application for Certificate filed for the expansion of Flanders Plaza.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to GPF Flanders Plaza, LLC and James F. Lyons for the 14,234-square-foot expansion of Flanders Plaza, for a total 62,481-square-foot gross floor area retail/office/restaurant development with 273 parking spaces, located on Route 1 and Route 161 in the Town of East Lyme, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

h. East Lyme - STC# 044-0702-01 - Contd.

The conditions are based on and referenced to the plans prepared by CLA Engineers, Inc. entitled:

- A. "Flanders Plaza Proposed CVS/Pharmacy, Site Layout," Sheet No. 2 dated January 31, 2007, last revised March 5, 2008.
 - B. "Flanders Plaza Proposed CVS/Pharmacy, CVS Site Layout," Sheet No. 5 dated January 31, 2007, last revised February 28, 2008.
 - C. "Flanders Plaza Proposed Expansion, McDonald's Site Layout," Sheet No. 5 dated September 21, 2007, last revised February 28, 2008.
1. That the site driveways on Route 1 and Route 161 be reconstructed in substantial conformance with the referenced plans.
 2. That Route 1 be widened in substantial conformance with the referenced plans.
 3. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
 4. That the guide rail affected by improvements noted in Condition No. 2 be revised in a manner satisfactory to the Department of Transportation's (Department) District 2 Office. The revisions may include, but are not limited to, the replacement and relocation of the guide rail to conform with current Department design standards, regrading, and installation of appropriate end treatments.
 5. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
 6. That 530 feet of intersection sight distance to the east along Route 1 be provided and maintained from the site driveway along Route 1 measured at a point 15-feet back from the edge of roadway, as indicated on the referenced plans.
 7. That 750 feet of intersection sight distance to the north and south along Route 161 be provided and maintained from the site driveway along Route 161 measured at a point 15 feet back from the edge of roadway, as indicated on the referenced plans.
 8. That signs and pavement markings on Route 1 be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.

h. East Lyme - STC# 044-0702-01 - Contd.

9. That signs and pavement markings on the site driveways be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
10. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
11. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
12. That an easement be granted along the Route 1 site frontage, for highway purposes, to the State, at no cost, as indicated on the referenced plans prior to the issuance of an encroachment permit. Right of Way File No. 044-000-105.
13. That an easement be granted along the Route 161 site frontage to the State, at no cost, to accommodate the proposed sidewalk outside the existing State right-of-way prior to the issuance of an encroachment permit. Right of Way File No. 044-000-105.
14. That the proposed sidewalks along the Route 1 and Route 161 site frontages be located and constructed in substantial conformance with the referenced plans.
15. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.
16. That an encroachment permit be obtained from the Department of Transportation's District 2 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
17. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$190,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 044-0702-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
18. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 044-0702-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.

h. East Lyme - STC# 044-0702-01 - Contd.

19. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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i. Stonington - STC# 137-0801-01

Mr. Kenneth A. Lussier presented the staff report on the request to partially open Pawcatuck Farms without full compliance with the conditions of Certificate No. 1377-A.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) allow Readco Stonington, LLC, Readco Stonington II, LLC and Readco Stonington III, LLC to operate 115,922 square feet and 1,040 parking spaces of Pawcatuck Farms without full compliance with the conditions of STC Certificate No. 1377-A based on the following conditions.

The conditions are based on and referenced to the following plans prepared by BL Companies entitled:

- A. "Overall Site Plan, Proposed Roadway Improvements, Route 2 and Route 49, Stonington, Connecticut," Sheet No. HD-1 (Phase 1 Partial Opening), dated January 24, 2008 and last revised March 10, 2008.
 - B. "Layout/Pavement Marking/Signing Plan, Proposed Roadway Improvements, Route 2 and Route 49, Stonington, Connecticut," Sheet No. HD-3 (Phase 1 Partial Opening) dated January 24, 2008 and last revised March 10, 2008.
 - C. "Layout/Pavement Marking/Signing Plan, Proposed Roadway Improvements, Route 2 and Route 49, Stonington, Connecticut," Sheet No. HD-5 (Phase 1), dated June 6, 2007.
 - D. "Route 49 Improvement Plan, Proposed Roadway Improvements, Route 2 and Route 49, Stonington, Connecticut," Sheet No. HD-13 (Phase 1 Partial Opening) dated January 24, 2008.
 - E. "Route 49 Improvement Plan, Proposed Roadway Improvements, Route 2 and Route 49, Stonington, Connecticut," Sheet No. HD-14 (Phase 1 Partial Opening) dated January 24, 2008 and last revised March 10, 2008.
1. That all conditions of STC Certificate No. 1377-A (Traffic Investigation Report No. 137-0610-01) be satisfied prior to the partial opening with the exception of Condition Nos. 4, 5, 8c, 9a, 10, and 12.

i. Stonington - STC# 137-0801-01 - Contd.

2. That Route 2 and Route 49 be widened in substantial conformance with the referenced plans.
3. That Route 2 and Route 49 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 2 Office.
4. That signs and pavement markings on Route 2 and Route 49 be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
5. That this approval shall not become effective until a copy of Traffic Investigation Report No. 137-0801-01 has been recorded on the municipal land records in accordance with the established procedure.
6. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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j. North Branford - STC# 098-0712-02

Mr. Frederick L. Kulakowski presented the staff report on the Application for Certificate filed for Notch Hill Village.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to Munger Brook Associates for Notch Hill Village, a 270-unit active adult residential development with 609 parking spaces, located at 50 Fowler Road in the Town of North Branford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plans prepared by Nafis & Young Engineers, Inc., entitled and dated as follows:

- A. "Route 80 - Fowler Road Intersection Roadway Plan," Sheet No. 1 of 1, dated November, 2007.
- B. "Overview Site Plan," Sheet No. 1, dated September 20, 2006.
- C. "Site Layout Plan," Sheet No. SLP-1 (9) dated May 12, 2006 and last revised January 8, 2008.
- D. "Site Layout Plan," Sheet No. SLP-3 (11) dated May 12, 2006 and last revised January 8, 2008.

j. North Branford - STC# 098-0712-02 - Contd.

1. That Traffic Investigation Report No. 98-8811-01 be rescinded.
2. That the site driveway on Fowler Road and the emergency driveway on Frederick Street be constructed in substantial conformance with the referenced plans.
3. That Route 80 (Foxon Road) and Fowler Road be widened in substantial conformance with the referenced plans.
4. That approach grades of the driveways and Town roads along Route 80 affected by the roadway widening noted in Traffic Investigation Report No. 098-0712-02 meet Department of Transportation's standards for intersecting streets or not be increased.
5. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
6. That Route 80 be overlaid within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 3 Office.
7. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
8. That all work on roadways that are owned and maintained by the Town of North Branford be performed in conformance with the standards and specifications of the Town.
9. That intersection sight distances be provided and maintained from the site driveway on Fowler Road and Frederick Street as shown on the referenced plans.
10. That the intersectional sight distances of the driveways and Town roads along Route 80 affected by the roadway widening noted in Traffic Investigation Report No. 098-0712-02, meet Department standards for intersecting streets or not be diminished.
11. That signs and pavement markings on Route 80 and Fowler Road be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
12. That signs and pavement markings on the site driveways be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.

j. North Branford - STC# 098-0712-02 - Contd.

13. That all pavement markings installed on State Roads be of epoxy material, or of a material as directed by the Department of Transportation.
14. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
15. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
16. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$200,000 to cover the costs of the work required on Route 80. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward.
17. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 098-0712-02 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
18. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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k. Wallingford - STC# 148-0710-01

Mr. Frederick L. Kulakowski presented the staff report on the Application for Certificate filed for the expansion of Super Stop & Shop (MidState Medical Center).

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to Wallingford Shopping Center Assoc., Twiss Realty Company Inc., Ives Road LLC, and Wachovia Bank National Association for the 28,366-square-foot expansion of Stop & Shop (Mid State Medical Building), for a total 188,444-square-foot gross floor area mixed use development with 1,143 parking spaces, located on Route 5 in the Town of Wallingford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plan entitled, "Overall Site Plan STC Submission," Drawing No. 20.00, dated August 7, 2007 and revised February 8, 2008, prepared by Langen Engineering and Environmental Services.

k. Wallingford - STC# 148-0710-01 - Contd.

1. Rescind Traffic Investigation Report No. 148-0407-01.
2. That the existing North Main Street southerly site driveway be closed in substantial conformance with the referenced plan.
3. That the site driveways on Route 5, Ives Road and North Main Street be located in substantial conformance with the referenced plan.
4. That the existing Route 5 driveway located between 888 North Colony Road (Burger King) and 890-900 North Colony Road be closed in substantial conformance with the referenced plan.
5. That a curb be constructed and maintained along the north side of the existing Route 5 driveway located between 888 North Colony Road (Burger King) and 890-900 North Colony Road in substantial conformance with the referenced plan.
6. That the pavement markings on the northbound North Main Street approach at the site driveway intersection be modified in substantial conformance with the referenced plan.
7. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be installed prior to the issuance of a permit for work within the highway right-of-way.
8. That all work on roadways that are owned and maintained by the Town of Wallingford be performed in conformance with the standards and specifications of the Town.
9. That any cutting, removal or pruning of trees, shrubbery or vegetation situated partially or wholly within the limits of the State highway right-of-way be in accordance with Department of Transportation Regulations.
10. Rescind Condition No. 2 of Traffic Investigation Report No. 148-9903-01 concerning intersectional sight distances at the site driveways.
11. Rescind Condition No. 8 of Traffic Investigation Report No. 148-8511-01 concerning intersectional sight distances at the site driveways.
12. That intersection sight distances be provided and maintained from the site driveways on Route 5, Ives Road and North Main Street as shown on the referenced plans.
13. That signs and pavement markings on the site driveways be installed and maintained in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.

k. Wallingford - STC# 148-0710-01 - Contd.

14. That signs and pavement markings on North Main Street be installed in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
15. That future internal connections between the site property and adjacent properties be allowed and not precluded. That no access to the site property from any adjacent properties be established without STC approval.
16. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$10,000 to cover the costs of satisfying the conditions of Traffic Investigation Report No. 148-0710-01. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward during the encroachment permit review process.
17. That prior to the issuance of a Certificate, a bond be posted and maintained with the Town of Wallingford to cover the costs of the work required on North Main Street.
18. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 148-0710-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the new certificate shall be recorded on the land records upon issuance.
19. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

* * * * *

1. Shelton - STC# 126-0801-01

Mr. Brett M. Stoeffler presented the staff report on the Application for Certificate filed for the expansion of Health Net.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to HN Property Owner, LLC for the change in use and expansion of Health Net of the Northeast to a total 250,000-square-foot gross floor area office park with 863 parking spaces, located at 1 Far Mill Crossing in the City of Shelton, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The requirements refer to the plan prepared by McChord Engineering Associates, Inc, entitled "Overall Site Plan - One Far Mill Crossing - Shelton, Connecticut," Drawing No. OV-1, dated January 25, 2008.

1. Shelton - STC# 126-0801-01 - Contd.

1. That all conditions of Certificate Nos. 307 and 307-A remain in effect.
2. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 126-0801-01, together with Certificate No. 307 (previously issued October 1980) and 307-A (previously issued September 1987) with Traffic Investigation Reports 126-8001-03 and 126-8704-01 respectively, be recorded on the municipal land records in accordance with the established procedure. A copy of the new Certificate shall be recorded on the land records upon issuance.
3. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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m. Shelton - STC# 126-0801-02

Mr. Brett M. Stoeffler presented the staff report on the Application for Certificate filed for the expansion of 828 Bridgeport Avenue.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) issue a certificate to Crown Point Associates for the 84,115-square-foot (127-room) hotel expansion of 828 Bridgeport Avenue, for a total 99,311 square foot mixed-use development with 333 parking spaces, located at 828 Bridgeport Avenue (SR 714) in the City of Shelton, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The requirements refer to the plans prepared by Rose, Tiso & Co. LLC entitled and dated as follows:

- A) "Sierra Suites Hotel, 828 Bridgeport Avenue, Shelton, CT - Concept Plan," Sheet No. SP-1, dated June 8, 2007, last revised March 6, 2008.
 - B) "828 Bridgeport Avenue, Shelton, CT - Offsite Plan," Sheet No. OS, dated November 20, 2005, last revised March 7, 2008.
1. That signs and pavement markings on the site driveway be installed in substantial conformance with referenced plan B, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
 2. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.

m. Shelton - STC# 126-0801-02 - Contd.

3. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 126-0801-02 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.
4. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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n. Torrington - STC# 143-0802-01

Mr. Brett M. Stoeffler presented the staff report on the request to partially open Torrington Parkade Shopping Center without full compliance with the conditions of Certificate No. 515-A.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted that the State Traffic Commission (STC) allow Dudrow Torrington LLC to operate up to 86,001 square feet of the Torrington Parkade Shopping Plaza including a 67,408-square-foot supermarket, a 13,726-square-foot car dealership, and 4,867 square feet of retail space without full compliance with the Conditions of STC Certificate No. 515-A based on the following conditions.

1. That Condition Nos. 6, 10, 11, 17, 19, 20, 22, 23, 24, 25, 26, and 27 of Traffic Investigation Report No. 143-0606-02, approved February 27, 2007, be satisfied.
2. That all other conditions of TIR 143-0606-02 be completed by October 21, 2008.
3. That upon opening of the supermarket portion of the development to the public, a uniformed traffic officer to direct traffic and manage queues be provided at the intersection of SR 800 at the Torrington Parkade Southerly Drive and at the intersection of SR 800 at the Route 8 southbound on/off ramps during the hours of 3:00 pm to 6:00 pm Monday thru Friday and from 10:00 am thru 2:00 pm on Saturday unless the local traffic authority for the City of Torrington or the STC deems the presence of such officers unnecessary. The cost of the officers shall be borne by the owner of the development.
4. That this approval shall not become effective until a copy of Traffic Investigation Report No. 143-0802-01 has been recorded on the municipal land records in accordance with the established procedure.

n. Torrington - STC# 143-0802-01 - Contd.

5. That the STC reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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There being no further business before the Commission, Ms. Cabelus recommended that the meeting be adjourned.

Upon motion of Deputy Commissioner Herman, seconded by Deputy Commissioner Boice, it was voted to adjourn at 10:55 a.m.

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Robert Ward
Secretary of Commission
Commissioner of Motor Vehicles

Newington, Connecticut
March 18, 2008
Minutes Compiled By:
Robbin L. Cabelus
Executive Director